

(CORRECTIVE) WARRANTY DEED
Joint Tenancy

Know All Men By These Presents

018819

That Marilyn P. Henry of 4 Cedar Street, Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Margaret P. Andrews and George Richard Andrews of Waterville in the County of Kennebec and State of Maine, and whose mailing address is 7 Oakland Street, Waterville, Maine, 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Margaret P. Andrews and George Richard Andrews as joint tenants and not as tenants in common, their heirs and assigns forever;

A life estate in and to my one-half undivided interest, together with the contents therein.

A CERTAIN LOT or parcel of land with the buildings thereon situate on the northerly side of Oakland Street, in Waterville, County of Kennebec and State of Maine, identified as 7 Oakland Street (Tax Map, 49, City of Waterville, parcel #29) and further bounded and described as follows, viz:

BEGINNING at a point on the northerly side of Oakland Street which marks the southeast corner of the premises herein described and the southwest corner of land formerly of Laval LaVerdiere, now Joseph Bedard et al; then northerly along the westerly line of Bedard a distance of ninety (90) feet, more or less; then westerly twenty five (25) feet; thence northerly along the westerly line of Harvey Mitchell a distance of ninety-five (95) feet, more or less, to the northeast corner of the within described premises, and the southerly line of Frank Harding et al; thence westerly sixty six and six tenths (66.6) feet along Harding's southerly line; thence southerly eighty (80) feet, more or less, to the northerly line now or formerly of Gina Veilleux; thence, following a short jog easterly for a distance of sixteen and seven tenths (16.7) feet to the northeast corner of Veilleux; thence continuing southerly a distance of one hundred five (105) feet, more or less, along the easterly line now or formerly of Gina Veilleux to the northerly side of Oakland Street (and the southwesterly corner of the within described premises); then easterly along the northerly side of Oakland Street a distance of seventy five (75) feet, more or less, to the point of beginning.

BEING the same premises acquired by Clarence A. Proctor by the following deeds:

Warranty Deed from Mavis M. Willey to Clarence Proctor dated November 21, 1921 and recorded in the Kennebec Registry of Deeds in Book 599, Page 554;

Warranty Deed from George E. Proctor to Clarence A. Proctor dated August 6, 1924 and recorded in the Kennebec Registry of Deeds in Book 620, page 153;

Warranty Deed from Augusta F. Downs to Clarence Proctor dated September 1, 1927 and recorded in the Kennebec Registry of Deeds in Book 648, Page 83; and

Warranty Deed from George Andrews, Margaret Andrews and Marilyn (Proctor) Henry to Clarence Proctor dated February 14, 1959 and recorded in the Kennebec Registry of Deeds in Book 1143, Page 417.

EXCEPTED from the above source deeds are out-conveyances made to LaBonte in Book 684, Page 470, Laval LaVerdiere in Book 844, Page 118, and Mary Ann Harding in Book 2216, Page 264.

Upon the death of the survivor of the grantees herein (Margaret P. Andrews and George Richard Andrews), title shall pass in fee to the children of the grantor and grantees herein (Marilyn P. Henry and Margaret P. Andrews), equally, and should any be deceased, his share to his issue, if any, per stirpes. The children now are: Ronica H. Jurdak, Linda H. McGill, Gary A. Henry, Scott A. Andrews and Charles E. Andrews.

THE PURPOSE OF THIS DEED is to correct the underlined provisions of the above description which property was conveyed by Warranty Deed from Marilyn P. Henry to Margaret P. Andrews and George Richard Andrews dated June 20, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3370, Page 125.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **Margaret P. Andrews** and **George Richard Andrews** as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **Marilyn P. Henry** have hereunto set my hand and seal this day of August, 1989.

Signed, Sealed and Delivered
in the presence of:

R. B. Wing

STATE OF MAINE
KENNEBEC, SS.

Dated:

August 16, 1989

Personally appeared the above named **Marilyn P. Henry** and acknowledged the above instrument to be her free act and deed.

Before me,

My Commission Expires May 7, 1995

Notary Public

Print Name: R. Bickford Wing



RECEIVED KENNEBEC SS.

1989 AUG 22 AM 9:00

REGISTER OF DEEDS